

# \$269,900 - 202, 20 Sage Hill Nw, Calgary

MLS® #A2263535

## \$269,900

1 Bedroom, 1.00 Bathroom, 502 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This Fantastic second floor unit presents an incredible opportunity for the discerning first-time buyer or the astute investor. Nestled in the lively and bustling community of Sage Hill, this home offers a spacious and light-filled ambiance that is truly exceptional. The upgraded kitchen takes center stage, complete with raised upper cabinetry in stunning white, exuding an air of sophistication while providing ample storage space for all kitchen essentials. The elegant backsplash adds a touch of elegance, while the Whirlpool stainless steel appliances offer both style and functionality. The main living area offers a cozy and warm area to curl up and watch your favorite movie. The wall-to-wall windows provide a constant stream of natural light, perfectly balanced by an efficient air conditioning system. The generously sized private patio offers a blissful respite after a long day. The well-appointed 4-piece bathroom is conveniently located nearby, making it highly accessible for guests. The primary bedroom offers ample space and a large abundant storage for all clothing and accessories. Additional noteworthy features include the in-suite laundry, the titled parking, and the convenient storage locker, providing ample room for all belongings. Topping it all off, this second-floor unit provides living at its finest, within walking distance to a plethora of lifestyle amenities, such as shops, restaurants, schools, donâ€™t let this opportunity slip away; schedule a viewing today and make this incredible condominium your very own.



Built in 2022

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2263535          |
| Price          | \$269,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 502               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 202, 20 Sage Hill Nw |
| Subdivision | Sage Hill            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 1Z5              |

## Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Stall                                                  |

## Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer   |
| Heating           | Baseboard, Natural Gas, Hot Water                                             |
| Cooling           | Sep. HVAC Units                                                               |
| # of Stories      | 4                                                                             |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playground |
|-------------------|-----------------------------------|

Construction            Cement Fiber Board, Wood Frame

**Additional Information**

Date Listed            October 15th, 2025  
Days on Market        1  
Zoning                  DC

**Listing Details**

Listing Office           Optimum Realty Group

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